

MARCH 20, 2019

The Monett City Council met in regular session, Wednesday, March 20, 2019 at 9:30 a.m. in the Monett City Hall Council room at 217 Fifth Street, Monett, Missouri. Attendance was as follows: Mike Brownsberger-Mayor, Jerry Dierker-Commissioner, Al Dohmen-Commissioner, Dennis Pyle-City Administrator, Lisa Crawford-City Clerk, Tom Jones-Fire Chief, Georges Daoud-Police Chief, Skip Schaller-Utilities General Manager, Murray Bishoff-Media, Brandon Jenson-SMCOG Grant Administrator, Interested Citizens.

Mayor Brownsberger called the meeting to order and minutes of previous meeting dated February 20, 2019 were approved as written with a motion from Commissioner Dierker and a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

Monthly expenditures were approved for payment in the amount of \$1,768,721.44. Motion was made by Commissioner Dierker to approve payment with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

BILL NO. 8651 SECOND READING: AN ORDINANCE ADOPTING A BUDGET FOR THE CITY OF MONETT, MISSOURI FOR THE FISCAL YEAR BEGINNING APRIL 1, 2019 AND ENDING MARCH 31, 2020

City Administrator-Dennis Pyle, gave an overview of the budget. He noted healthcare expenses remained basically the same with the change to United Healthcare from Cox Health. There is a proposed 2.25% COLA to full time employees. LAGERS retirement rates for the new fiscal year will be: General-9.1%, Police-6.6%, Fire-2.8%, with employees continuing to contribute an additional 4%. There are two grant projects this fiscal year with FEMA and TAP (Central Avenue). Mr. Pyle also stated the General Fund was still maintaining a healthy balance. Murray Bishoff asked if departments were still able to support/pay for themselves. Mr. Pyle stated they were basically supporting themselves with various revenues such as Sanitation, Court, Water & Electric. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Mayor Brownsberger to approve the ordinance with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

BILL NO. 8656 FIRST & SECOND READING: AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF MONETT, MISSOURI FOR THE FISCAL YEAR BEGINNING APRIL 1, 2018 AND ENDING MARCH 31, 2019

Bill 8656 was presented for introduction and first reading.

Council proceeded with a second reading of the ordinance at which time, the Mayor called for public comment. City Administrator, Dennis Pyle stated general revenues were less than expected, but there was an increase in investment income through T-Bills, Banker's Acceptance and Commercial Paper. Pyle also noted the City is on target with TIF 2, which is due to expire in 2028, but thought with extra revenue generated from the Monett Marketplace strip mall on Hwy 60, the bonds might be paid off by 2022. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Commissioner Dohmen to approve the ordinance with a second from Commissioner Dierker. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

BILL NO. 8659 FIRST READING: AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLE II, CHAPTER 225 RELATED TO NUISANCES

Bill 8659 was presented for introduction and first reading. Dennis Pyle, City Administrator stated the purpose of this ordinance was to replace the wording "Chief of Police" with "City Administrator"

Second reading was set for April 19, 2019.

RESOLUTION NO. 8653: APPROVING A PROPOSAL TO PROVIDE PROFESSIONAL APPRAISAL SERVICES FOR THE KELLY CREEK FLOOD BUYOUT PROJECT WITH APPRAISAL SERVICES OF SOUTHWEST MISSOURI, INC.

Brandon Jenson, SMOG Grant Administrator, stated the City had solicited proposals from a number of appraisal firms, but received only one proposal. That proposal was received from Appraisal Services of Southwest MO, Inc. out of Joplin, Missouri, for a total bid of \$6,500 for the appraisal of the three properties. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Commissioner Dierker to approve the resolution with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8666: APPROVING A PROPOSAL TO PERFORM PROPERTY TITLE WORK FOR THE KELLY CREEK FLOOD BUYOUT PROJECT WITH RANDALL, MASRI & RANDALL, P.C.

The City had solicited proposals from firms for property title work on the three grant properties. Two proposals were received with the lowest cost proposal being submitted by Randall, Masri & Randall of Monett, Missouri. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Mayor Brownsberger to approve the resolution with a second from Commissioner Dierker. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8657: MAKING CERTAIN APPOINTMENTS TO BOARDS AND COMMISSIONS

Commissioner Dohmen stated the resolution would reappoint Randall Click to the Planning & Zoning Commission, B.J. Stegman to the Board of Adjustment and Steven DeSutter to the Building Board and new appointee, Jerry Dierker to the Building Board. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Commissioner Dohmen to approve the resolution with a second from Mayor Brownsberger. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8658: APPROVING LEASE AGREEMENTS FOR A MUNICIPAL PARKING LOT LOCATED AT 212 FIFTH STREET

Dennis Pyle stated the lease agreements were renewals with: Modern Variety-space #1, Mocha Jo's Coffee Café-spaces 2 & 15, Dr. James Huntress-spaces 3 & 4, Architectural Systems, Inc.-spaces 5 thru 14, The CPA Group-spaces 16 thru 29. Pyle also noted the leases were for one year which then would convert to a month-to-month tenancy until either party gave sixty (60) days written notice to terminate the lease. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Commissioner Dierker to approve the resolution with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8660: APPROVING BIDS FOR MOWING AND LAWN CARE SERVICES

Dennis Pyle stated the City requested bids for mowing and lawn care that includes, but is not limited to, mowing nuisance properties, mowing certain city-owned properties such as the Justice Center, Water and Wastewater Plants, Career Center Building, Community Safe Room, City Hall and City well houses. The following bids were received: T & T Lawn Care - \$23/hour, Gorilla Lawn Care & Landscaping - \$25/hour, J & A Lawn Services - \$25/hour, G & M Mowing LLC - \$30/hour. Mr. Pyle made a recommendation to Council to accept the low bid of \$23/hour from T & T Lawn Care. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Commissioner Dierker to approve the resolution with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8661: APPROVING AN AGREEMENT BETWEEN THE CITY OF MONETT, MISSOURI AND UTILITY SERVICE PARTNERS D/B/A SERVICE LINE WARRANTIES OF AMERICA RELATING TO WATER AND SEWER SERVICE LINE WARRANTIES AND OTHER PRODUCTS FOR RESIDENTIAL PROPERTY OWNERS

Dennis Pyle stated the National League of Cities (NLC) and the Missouri Municipal League (MML), have endorsed this program that offers service line insurance for water and sewer laterals that are the responsibility of the property owner. Mr. Pyle stated they have a very high customer satisfaction rating and have paid out on 97% of all claims filed. Pyle also noted, most homeowners don't realize the water and or sewer lines, from the dwelling to the main, is their responsibility. The warranty service would cover external lines along with in-home plumbing and drainage lines. Monthly warranty cost to the homeowner would be \$5.75 for external water lines, \$7.75 for external sewer lines and \$9.99 for interior plumbing & drainage lines. The initial agreement is for three (3) years and will automatically renew for additional one (1) year terms, and customers can terminate the coverage at any time. Utility Service Partners will do the billing to homeowners and is separate from the City utility billing. Mr. Pyle stated the rates are reviewed every 12 months, and if necessary, can raise, but by only .50¢. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Commissioner Dierker to approve the resolution with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8662: APPROVING A REVISED UTILITY OPERATIONS POLICY FOR THE CITY OF MONETT, MISSOURI

Skip Schaller, Utilities General Manager stated the Operations Policy was initially put into use approximately 5-6 years ago. He stated there are changes made to the policy such as the removal of social security card as a proof of identification and the requirement of one proof of identification instead of two. He stated there would no longer be reconnection of utility services overnight. Mr. Schaller also stated this is being done to "clean up" some of the wording to different parts of the policy, making for more efficient guidelines. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Mayor Brownsberger to approve the resolution with a second from Commissioner Dierker. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8663: DECLARING CERTAIN PROPERTY DESCRIBED AS WELL #16 LOCATED AT 8563 LAWRENCE FARM ROAD 2230 AS SURPLUS AND AUTHORIZING IT'S SALE BY PUBLIC AUCTION

Dennis Pyle stated the well was no longer in service and had been filled and capped according to regulations by the Missouri Department of Natural Resources, and the property has since been deemed as surplus. Mr. Pyle stated the property had originally been conveyed to the City by the McAllister family in 1991. The City will auction the property in the Council Room at City Hall, 217 Fifth Street, Monett, MO on March 28, 2019 at 10:00 a.m. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Mayor Brownsberger to approve the resolution with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8664: APPROVING A REAL ESTATE CONTRACT WITH JAY & ERICA BILOKI FOR THE PURCHASE OF 305 N. CENTRAL AVENUE AND AUTHORIZING THE MAYOR AND/OR CITY ADMINISTRATOR TO EXECUTE CLOSING DOCUMENTS FINALIZING THE PURCHASE WITHIN NINETY DAYS

Dennis Pyle stated, as part of the Central Avenue Project, the City contacted the Biloki's to inquire about purchasing the property located at 305 N. Central. The assessed valuation of the property, according to the Barry County Assessor is \$35,100. The City offered the assessed amount and the owners agreed to the purchase. Mr. Pyle noted the City will demolish the structures on the property. There being no further comments, Mayor Brownsberger called for a motion.

Motion was made by Commissioner Dierker to approve the resolution with a second from Commissioner Dohmen. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.

RESOLUTION NO. 8665: SELECTING AN AIRPORT ENGINEERING CONSULTANT FOR IMPROVEMENTS TO MONETT REGIONAL AIRPORT (HFJ) RELATED TO THE AIRPORT MASTER PLAN AND THE AIRPORT'S CAPITAL IMPROVEMENT PLAN AND TO ENTER INTO NEGOTIATIONS FOR A CONTRACT FOR PROFESSIONAL SERVICES

Dennis Pyle recommended tabling this resolution while the selection committee continues to review the engineering firms.

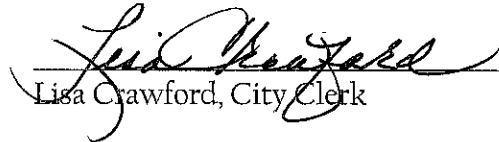
Motion was made by Commissioner Jerry Dierker to move into closed session at 10:10 a.m., in accordance with RSMo 610.021(2) relating to the leasing, purchasing or sale of real estate by a public government body where public knowledge of the transaction might adversely affect the legal consideration therefor, with a second from Commissioner Dohmen.

A discussion was held concerning property within Monett City limits.

Motion was made by Commissioner Dohmen to move into open session at 11:38 a.m. with a second from Commissioner Dierker.

Department reports were given to Council prior to the meeting.

There being no further business, Commissioner Dohmen made a motion to adjourn with a second from Commissioner Dierker. The following vote was taken: Brownsberger-yes, Dierker-yes, Dohmen-yes.



Lisa Crawford, City Clerk